

Choosing the right service level

Not all landlords are the same and some more than others will benefit from us managing their property fully. Others, with the time or confidence, may wish to take a more hands-on approach and we can also cater for this.

After our rental assessment, our client manager will talk through your personal circumstances and give guidance to help you make an informed decision on the right service level. Here is a summary of services we offer.

Finding a tenant/letting service

- A bespoke marketing strategy, including our own newspaper, internet presence on the main portals and our database of private tenants and corporate tenants.
- Accompanied viewings and negotiation of the best rent and term for you.
- Full references taken on all prospective tenants.
- Prepare the tenancy agreement using our specialist lettings solicitors.
- Collect the first month's rent and a deposit.
- Secure the deposit in an approved scheme and hold the monies as stakeholders.



Finding a tenant and collecting the rent

In addition to the above this service will include:

- Collecting the rent on time and passing it to you promptly
- A process of alerting you about any late rents and chasing them without delay.
- Submitting monthly statements detailing the rent in and payments to you.
- Secure the deposit in an approved scheme and hold the monies as stakeholders.

Full management

In addition to the above, this service will include:

- Deal with all maintenance as it occurs and pay contractors direct from rent received.
- Periodic inspections of your property to ascertain how the tenant is looking after the property and report to you our findings.
- Deal with any dilapidations at the end of the tenancy and liaising with the tenant about any deductions necessary for damage or cleaning.
- Prepare the property for remarketing prior to the end of the tenancy, to alleviate void periods and to establish any works that may be required to achieve the best market rent for the next tenancy.
- Secure the deposit in an approved scheme and hold the monies as stakeholders.

